

## **6 2004 LAND USE AND ANNEXATION PLAN AMENDMENT**

### **6.1 2003 COMPREHENSIVE PLAN IMPLEMENTATION**

On April 7, 2003 the Camden Town Council adopted “The 2002 Update - Town of Camden Comprehensive Plan.” The certified Plan and its maps are available for review at the Camden Town Hall. In July 2004, the Town submitted its 1<sup>st</sup> Annual Report on the Comprehensive Plan, as required by Title 22 § 702(g) of the *Delaware Code*. During the first year under the plan, the Town made significant progress in implementing a number of its Plan initiatives.

#### **Cultural Resources Plan**

The Town continues to honor and protect its cultural heritage through the maintenance and application of the Historic District Overlay within the Zoning Ordinance package. In addition, the Town is in the process of finalizing a Traditional Neighborhood Design chapter, to further protect and enhance the Town’s character. Finally, the Land Use Plan, and requested amendments forward the mixed-use, small town character of historic Camden.

Camden has applied for membership to the National Freedom Trail Organization in order to become recognized as one of the stops along the Underground Railroad. Camden is currently organizing a restoration committee for a cemetery within the Town limits in order to restore the original headstones and respectfully recognize the importance of its history both with veterans and the Underground Railroad.

#### **Land Use Plan**

The Town has updated its zoning plats and is now in the process of delineating the areas for a comprehensive re-zoning in compliance with Title 22 § 702(c) of the *Delaware Code*. As part of this process the Town has continued to review its existing and desired land use. Amendments to the Land Use Plan are included with this amendment to assure the consistency of land use and zoning.

#### **Housing and Redevelopment Plan**

Residential properties have been nominated for consideration for the Kent County Community Block Grant for renovation and restoration. The Town had actively promoted Camden as the site for a

veteran's home for Delaware's retired servicemen and women, and although the Town was not the final site selection, the foundation was laid for attracting similar projects in the future.

Camden's new addition of a Code Enforcement Officer has proven very beneficial to the redevelopment plan for the Town. As of December 2004, four condemned properties have been demolished and plans are in place to redevelop the existing parcels with new residential construction. The Town staff is actively working on a plan to diversify the range of housing available within Camden and to ensure that the market will bear the proposed development activity. Through amendments to the Zoning Ordinance, standards have been changed which add more flexibility to Camden's density requirements and will increase the possibility of varied housing opportunities in Camden.

### **Economic Development Plan**

The division of the General Commercial Zoning Ordinance to differentiate the small, downtown business district from larger highway commercial enterprises is in progress. Site plans for two new enterprises have been reviewed for the Camden Town Center retail area. Significant interest in large enterprise use for properties between the proposed extension of the Camden Town Center service road and US Route 13 has been generated. The development proposals are consistent with the Corridor Capacity Preservation Plan for US Route 13.

### **Public Services Plan**

The Town has reorganized its management with the key addition of a full-time Town Manager, as well as the delineation of planning responsibilities through a staff Community Planner. The Town has also planned ahead for the increase in demand on public services by hiring new staff members to include a Financial Coordinator, an Operations Manager, a Town Clerk, a Receptionist and a Code Enforcement Officer.

The Town has also implemented a formal plan review process for subdivision and site plan proposals through an outside engineering consultant. The Town is currently working on a staff and facilities consolidation plan, with the goal of bringing the Town government, public safety and other services together under one roof, or within a government complex. An application has been approved through

the USDA to acquire a loan to fund a new municipal building which will include all Town services in a central location. The building is in the design process at this time.

In regard to planning for services to support Camden's continuing growth, Camden recently passed an Ordinance for Allocation of Assessed Fees on Building Permits. This particular ordinance will provide the Camden Wyoming Fire Company with .0025% of each and every fee collected for a building permit. In former years, Camden donated to the Fire Company on a yearly basis. Those donations were generally \$1,500.00 per year. Between May and December of 2004, Camden presented the Camden Wyoming Fire company with a total of \$69,124.00. These monies are a direct result of the new ordinance that was established and represented the fees collected for the fire company from building permit applications.

New billing and accounting software has been installed on the new computers at the Town Hall. Restorations have taken place within the Town Hall in order to better serve our community. The Town also passed an amendment to the Ordinance for Senior Discount. This ordinance will provide an increased exemption from taxation for qualified senior citizens.

The following is a list of a few of the service oriented goals and accomplishments Camden has finalized for 2004:

- Provided year round, 24-hour Police Protection
- Provided Maintenance and improvements to the Town's streets and Stormwater System
- Enacted and Enforced Building regulations and inspections
- Enacted and enforced various Codes and Ordinances
- Provide Emergency management and cleanup
- Completed Active Informative Website for the Town
- Provided for the collection of trash in the most economical and efficient way
- Maintained Camden's recycling program by maintenance staff

### **Annexation Plan**

During 2003, the following properties were accepted through the State Plan of Services process and annexed into the Town.

<b>Property Reference</b>	<b>Tax Parcel ID</b>	<b>Area</b>
Mardella Property	NM-00-103.00-01-19.00-000	+/-73.29 acres
DE Industrial Enterprises	NM-00-094.12-02-01.00-000	+/- 9.86 acres

For 2004, the following properties have been through the annexation process:

<b>Property Reference</b>	<b>Tax Parcel ID</b>	<b>Area</b>
Biddle Property	NM-00-103.00-01-19.00-000	+/-0.48 acres
New Life Family Worship	NM-00-103.00-01-26.00-000	+/-24.11 acres
Cooper Farm	NM-00-103.00-01-27.00-000	+/-85.70 acres
Southside Baptist	NM-00-103.00-01-27.01-000	+/- 17.71 acres
Tallman Property	NM 00-103.00-01-31.00-000	+/- 29.3 acres
Allen's Liquor Store Property	NM 7-00-103.07-01-11.01-00001	+/- .379 acres
Lands of Frank Moore	NM 7-00-106.00-01-21.00-001	+/- 1.4436 acres

These annexations are occurring in the timeline envisioned by the Town's certified Plan. In-fill of properties south of Lochmeath Way is anticipated in the 2005 through 2007 time frame, in conjunction with possible extensions of the Camden Service Road under the Corridor Capacity Preservation Program.

### **Current Development Activities**

Continued construction within the Barclay Farms subdivision is expanding the Town's affordable housing stock, while building permits for renovations and expansions of older homes have increased in 2003.

The new development of Newell's Creek began during 2004. New building permits are being submitted on an average of 6 per week for the development. Build out was expected to take up to five years, but current estimations have been altered to represent current sales records and the timeline for build out has changed as a result of rapid sales to be three years. Town homes of Newell's creek will be starting shortly which will be an additional 38 multi-family dwellings and two single family units.

An application has been submitted for the Mardella property, residential portion. This development is projected at 250 homes. Workshops and information gathering trips have taken place and have resulted in the Town adopting a Traditional Neighborhood Design Ordinance. The Mardella Property is anticipated to be a Traditional Neighborhood Design project.

An application has been submitted for the Tallman property. This residential development is projected to include 240 multi-family units, possibly as an age-restricted community. The project is expected to begin construction during 2005. This application included several collaborative meetings with the developer in order to plan a unique development for the Town of Camden.

Commercial projects are moving forward in the Camden Town Center, Camden Station and north of Voshells Mill Road. These projects are consistent with the Town's vision of the highway commercial and downtown commercial districts, and are situated within the appropriate land use and zoning designations.

A map showing the major residential, commercial and public works project under way within Camden is included as Attachment 1 of this Chapter.

## **6.2 NEW DEVELOPMENT TRENDS**

The Town of Camden is developing as anticipated by the certified Plan, as properties are annexed and new residential and commercial projects are proposed. However, with the success of the current development, interest in annexation into Camden is growing for properties on the east side of US Route 13. This is largely due to the incorporation of the Corridor Capacity Preservation Program's service road concept into a traveler-friendly commercial area.

Population and business growth in Camden and the adjacent County continued to be strong over the past year. The areas surrounding Camden have been proposed as receiving areas for Transferred Development Rights from the County's agricultural west and environmentally-sensitive east. The Town of Camden is working with DelDOT and the County to support economically supportable development within the Camden expansion area.

## **6.3 TOWN PLANNING INITIATIVES**

### **Capital Improvements Plan**

With the addition of a Town Manager to guide Camden's departments and services, a long-range capital improvements plan is being developed that is pairing the physical growth of the Town with sensible expansion of staffing and services. The plan is focused on public safety, streets, drainage, and planning coordination.

Recently, the Town's citizens approved by referendum borrowing to support the construction of a new Town Hall that would accommodate the Town's management, police and public works departments.

The Town's water and sewer are provided by separate utilities, including the Camden-Wyoming Sewer and Water Authority, Kent County Engineering and, potentially, Tidewater Utilities, Inc. These agencies are conducting their own various planning reviews that include Camden and its potential expansion areas.

### **Intergovernmental Coordination**

Through the Office of State Planning Coordination, projects within the Town are regularly reviewed by a wide range of government agencies through the PLUS process. In anticipation of an amendment to the Comprehensive Plan, the maps and plan objectives were submitted for PLUS review. In addition, the County, the City of Dover and the Town of Wyoming were notified in writing of the Town of Camden's intent to amend its certified plan (see Attachment 2 of this Chapter.)

The Town is pleased to be within the surrounding receiving area of the County's transfer development rights. The Town will work with Kent County to utilize the TDR receiving area within Camden's Potential Expansion Area.

### **6.4 2004 AMENDMENT TO THE COMPREHENSIVE PLAN**

Since the certification of the Town's Comprehensive Plan, annexations and initiatives outlined in the Plan have been reviewed through the Town's regularly advertised and scheduled meetings. In particular, as the site selection and funding options for the new Town Hall were reviewed, the public stayed active and participated with the Town's activities and development plans. Refinements to the Community Commercial zoning designation and new annexation opportunities have prompted an amendment to the currently certified plan. While this Amendment expands the annexation plan area and revises the location of the Community Commercial district, it does not reverse or conflict with the policies, goals and/or planning initiatives detailed in certified Comprehensive Plan. Elements within this amendment are consistent with the Town's current plan.

In July 2004, the Town offered its thoughts on additions to its certified plan through the PLUS process. Many of the PLUS comments are addressed in the certified plan, to which this Chapter is being added. Specifically, the Town's certified plan includes elements for maintaining its historic and natural resources. In response to the Delaware State Housing Authority, the Town makes note that new residential projects have been proposed that include multi-family housing, include a possible age-restricted residential concept that would serve one of Delaware's fastest growing populations. A copy of the PLUS comments is included as Attachment 3 of this Chapter.

## **Land Use**

The Camden Planning Department, in preparation for re-zoning using the Highway Commercial and Community Commercial designations, has refined the Anticipated Land Use to extend the Community Commercial use where residential use and service commercial enterprises can mix and support each other. The areas that are being delineated under this amendment are largely developed with the mix of businesses and residential use. This amendment is being forwarded to assist in the re-zoning effort.

Highway Commercial is anticipated for properties that participate in the extension of the Camden Service Road west of US Rt. 13 and the intersection of Lochmeath Way. The Town's intent is to continue to support CCPP along US Route 13 while providing retail and restaurant options to Town and County residents.

Figure 9 – Anticipated Land Use Map, Amended, and Table 1 providing a comparison of the 2003 and 2004 Land Use are included as Attachment 4.

## **Potential Expansion Areas**

The Town of Camden, in response to annexation inquiries and the proposal of Transfer Development Rights by Kent County, includes in this Chapter an amendment to the 2003 Annexation Plan. The additional, potential annexation sites are shown on Fig. No. 9 – Amended. Table 2 provides a listing of additional parcels, annexation timing and potential land use and is included in Attachment 4.

Annexation requests for these parcels into the Town of Camden are a reasonable outcome of the successful transportation plan elements of a service road and signalization of the intersection of US Route 13 and Lochmeath Way. In addition, improvements in the Town's ability to provide outstanding "customer service" through improved staffing and government facilities will assist in bringing parcels into Town that may currently be adjacent to the Town or enclaves within the Town limits.

The adopted State Strategies Map (included as Fig. No 10, Attachment 4 of this Chapter) shows localities in and around Camden as designated Level 1 and Level 2 strategy areas. These areas are described in the Strategies document as often municipalities and rapidly growing areas with a variety of transportation options available. These levels are also provided with public sewer and water



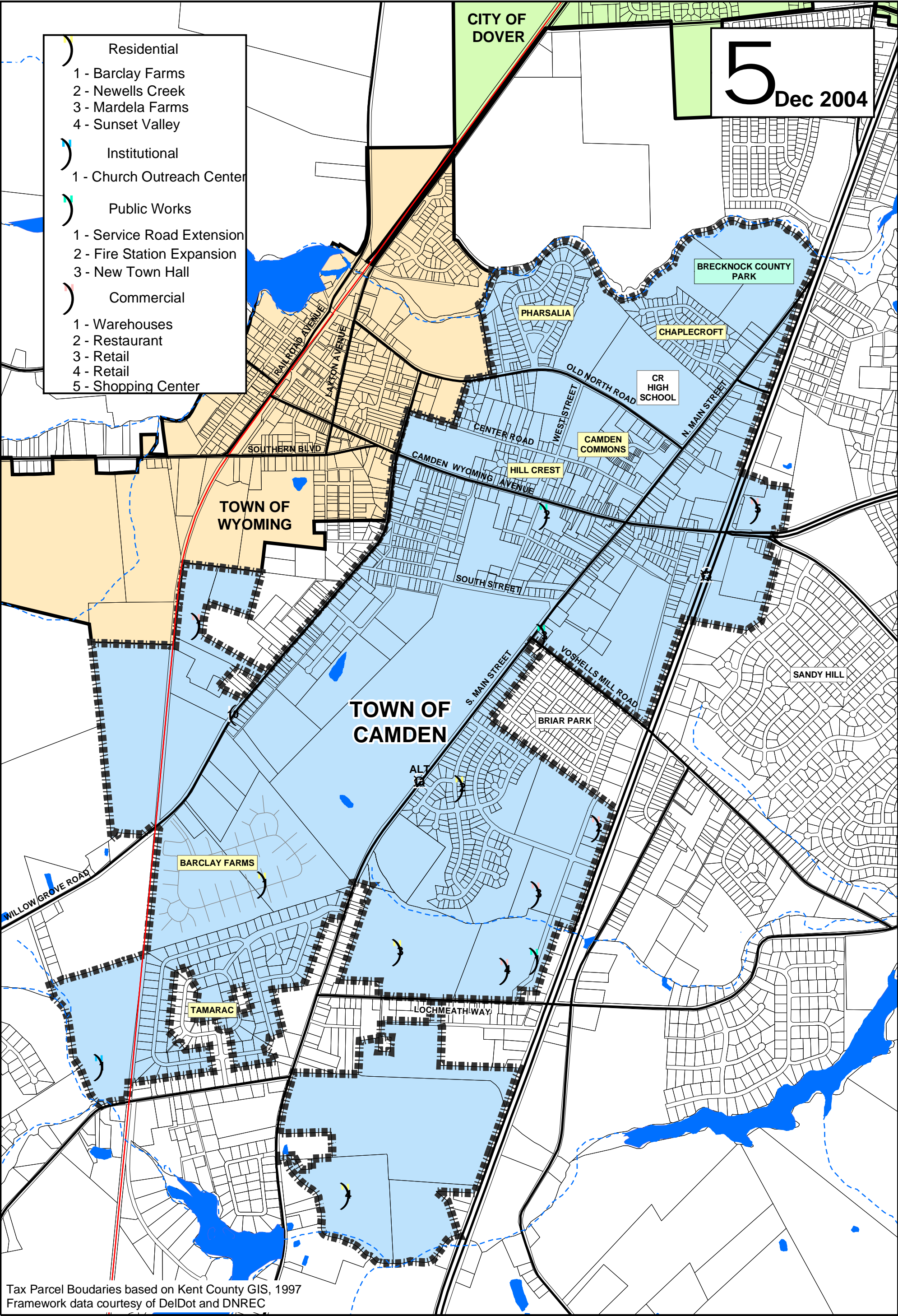
systems and may be TDR receiving areas. The Town anticipates these areas will require cost-effective and responsive public safety, recreation, economical trash collection and street maintenance services that Camden can provide. Expansion of Camden's Annexation Plan is consistent with the proposed State Strategies and the County's TDR concept.

## **6.5 PUBLIC PARTICIPATION**

The revision of the Land Use Plan, in particular the Community Commercial District, and addition of parcels to the Potential Expansion Areas were discussed at the August 26, 2004 Planning Commission meeting and presented at an advertised Public Hearing on September 13, 2004 and subsequently discussed with public participation at the following Camden Town Council meeting. Minutes of the meetings are included as Attachment 5.

The addition of parcels to the Town's Potential Expansion Area was checked against the current and publicly proposed plans of both the Town of Wyoming and the City of Dover in July 2004. The Camden Expansion Plan does not conflict with either municipality's available plans.

## **ATTACHMENT 1 – Current Development**



Tax Parcel Boudaries based on Kent County GIS, 1997  
Framework data courtesy of DeIDot and DNREC

# Town of Camden

Kent County, Delaware

Attachment 1 - Current Projects



## **ATTACHMENT 2 – Letters**



## Town of Camden

P.O. DRAWER 1002  
CAMDEN, DELAWARE 19934

September 27, 2004

Mr. Michael Petit de Mange, Director  
Kent County Department of Planning Services  
414 Federal Street  
Dover, DE 19901

Subject: Notice of Amendment to the Comprehensive Plan

Dear Mr. Petit de Mange,

As required by the Delaware Office of State Planning Coordination, this letter is to inform you that the Town of Camden intends to update its Comprehensive Plan consistent with the goals and objectives outlined in Executive Order 14, HB 255 (the Comprehensive Planning and Annexation Bill).

The Office of State Planning Coordination and Davis, Bowen & Friedel, Inc., are assisting the City in this effort. The proposed amendments have been reviewed through the PLUS process (PLUS 2004-07-03). Please call if you have any questions or would like additional information.

Sincerely,

Lynnette Propst  
Community Planning

LP:eb

CC: Mr. Reed Macmillian, Director  
Kent County Planning Services  
414 Federal Street  
Dover, DE 19901

File

M:\Comprehensive Plan\2004 Amendment and Report\Kent County Notice.doc

 **COPY**  
**FILE**



## Town of Camden

P.O. DRAWER 1002  
CAMDEN, DELAWARE 19934

September 27, 2004

Mr. Jim Galvin  
Director of Planning & Inspections  
City of Dover  
15 E. Loockerman Street  
Dover, DE 19901

FILE

Subject: Notice of Amendment to the Comprehensive Plan

Dear Mr. Galvin,

As required by the Delaware Office of State Planning Coordination, this letter is to inform you that the Town of Camden intends to update its Comprehensive Plan consistent with the goals and objectives outlined in Executive Order 14, HB 255 (the Comprehensive Planning and Annexation Bill).

The Office of State Planning Coordination and Davis, Bowen & Friedel, Inc., are assisting the City in this effort. The proposed amendments have been reviewed through the PLUS process (PLUS 2004-07-03). Please call if you have any questions or would like additional information.

Sincerely,

Lynnette Propst  
Community Planning

LP:eb

CC: File

M:\Comprehensive Plan\2004 Amendment and Report\Dover Notice.doc





## Town of Camden

P.O. DRAWER 1002  
CAMDEN, DELAWARE 19934

September 27, 2004

Mrs. Rhiannon Box  
Town of Wyoming  
1 North Railroad Avenue  
Wyoming, DE 19934

Subject: Notice of Amendment to the Comprehensive Plan

Dear Mrs. Box,

As required by the Delaware Office of State Planning Coordination, this letter is to inform you that the Town of Camden intends to update its Comprehensive Plan consistent with the goals and objectives outlined in Executive Order 14, HB 255 (the Comprehensive Planning and Annexation Bill).

The Office of State Planning Coordination and Davis, Bowen & Friedel, Inc., are assisting the City in this effort. The proposed amendments have been reviewed through the PLUS process (PLUS 2004-07-03). Please call if you have any questions or would like additional information.

Sincerely,

Lynnette Propst  
Community Planning

LP:eb

CC: File

M:\Comprehensive Plan\2004 Amendment and Report\Wyoming Notice.doc

 **COPY**

**FILE**

## **ATTACHMENT 3 – PLUS Comments**





STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF  
STATE PLANNING COORDINATION

August 16, 2004

Ms. Lynnette Propst  
Community Planner  
Town of Camden  
P.O. Drawer 1002  
Camden, DE 19934

RE: PLUS review – PLUS 2004-07-03; Town of Camden Comprehensive Plan amendment

Dear Ms. Propst:

Thank you for meeting with State agency planners on July 28, 2004 to discuss the Town of Camden Annual Report and Comprehensive Plan Amendment. The State would like to congratulate you on your many accomplishments this year! It is clear that Camden is making the types of organizational and ordinance changes that are necessary to accommodate the accelerating pace of growth in the Town.

According to the information received, you are seeking to change your certified comprehensive plan to amend the annexation area and to create a new zoning district for mixed residential and commercial uses in the downtown area.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting.

This office has received the following comments from State agencies:

**Office of State Planning Coordination – Contact: David Edgell 739-3090**

The Office of State Planning is very supportive of your Traditional Neighborhood Design ordinance mentioned on page 4. Please let us know if we can be of any assistance. We would be happy to review a draft of the ordinance for you.

We are also very supportive of your development of a Capital Improvements Plan as described on Page 4. It is encouraging to see that the Town is considering the capital infrastructure that is necessary to accommodate the growth in the town.

Regarding the comprehensive plan amendment -- there is no indication that there has been a public participation process, nor is there any indication of coordination with the adjacent municipalities or with Kent County. We suggest at least one public workshop to allow members of the public to review the plan amendment, and at least a documented meeting with the County planning staff and staff from Wyoming. It would be a courtesy to include Dover as well. As long as you can provide documentation that coordination with these other jurisdictions occurred we will not require written comments from them, however written comments are recommended.

According to our discussions at the PLUS meeting, the amendments proposed to your annexation plan have been identified without consultation with adjacent jurisdictions, and without consultation with the property owners. In addition, Kent County staff indicated that the parcels in the southeastern annexation area proposed by your amendment all are subject to approved development plans in Kent County's jurisdiction. It can be presumed that all public utilities and services have already been addressed with these development plans. Based upon these facts it seems unnecessary and unwise to include them in your annexation plan amendment at this time. Our office reserves the right to make additional comments on your annexation plan amendment pending your notification and interaction with Kent County and other near-by jurisdictions, and we request that you consider removing the parcels in the proposed southeastern expansion area.

The comprehensive plan amendment must be reformatted as a plan addendum to be attached as a new chapter or section of your comprehensive plan. Please contact David Edgell to discuss an appropriate format and the process for approving and plan amendment. This PLUS response letter does not indicate concurrence with the annexation plan amendments. We will have further discussions with the town once the plan is forwarded to us in final form, and we have seen evidence of meaningful interaction with the public, the County and other jurisdictions.

Please forward us a copy of your zoning ordinance and any proposed draft ordinances mentioned in your annual report for our records.

**State Historic Preservation Office (SHPO) – Contact: Anne McCleave 739-5685**

SHPO requested that the Town of Camden send them a copy of their Historic Overlay District ordinance. This should provide them with the information needed to understand the protections the Town provides for their historic resources. Also, when the Town annexes land, please be aware of any cultural resources (architectural and archaeological) in the annexed lands so that the Town can provide appropriate land uses for the parcels and plan for the resources' future.

**Department of Transportation – Contact: Bill Brockenbrough 760-2109**

- 1) On Figure No. 9, Anticipated Land Use, only some of the roads and streets are not colored in. It is recommended that the roads and streets be treated consistently.
- 2) DelDOT has two projects under design that are relevant to the Plan. First, they have a project to signalize the intersection of Route 13 and Lochmeath Way (Kent Road 361). As part of this project, a right turn lane would be added on the westbound Lochmeath Way approach and the all-way stop at the intersection of Lochmeath Way and Peachtree Run would be changed to two-way stop on Peachtree Run (Kent Road 105). These improvements should significantly reduce the congestion that has been developing on Lochmeath Way east of Route 13.

Second, DelDOT has a project to extend the service road that was begun by Wal-Mart south to Lochmeath Way. While the extension of that service road, to the southern limits of the annexation area, is mentioned in the text of the Plan, it is recommended that it also be shown on the figures.

- 3) Figure No. 8, Potential Expansion Areas, includes several residential lots on Alternate Route 13, Route 10, Lochmeath Way and Peachtree Run for which the projected date of annexation is “Uncertain.” The DelDOT letter of January 5, 2004, expressed concerns about the potential creation of enclaves along Lochmeath Way and Alternate Route 13. DelDOT is encouraged to hear that the Town is pursuing the annexation of these properties. It is recommended that the Town make their annexation a goal and develop strategies for accomplishing that goal.
- 4) Again on Figure No. 8, several uncolored lots near the Camden-Wyoming Little League appear to be enclaves. It is DelDOT’s understanding that there is an agreement with the Town of Wyoming that that town will annex them. That fact should be noted on the figures.
- 5) On Figure No. 9, Anticipated Land Use map, the symbol for Future Park or Buffer is very close to that for Downtown Residential/Commercial Mix. It may be appropriate to change the symbol for one of those uses.
- 6) DelDOT commends the Town for adding a second type of commercial zoning to its zoning code but a third type may be needed. Downtown Residential/Commercial Mix is proposed for areas that do not resemble downtown areas and seem unlikely to develop that way. For example, consider two areas, one on the east side of US Route 13 near Peachtree Run and the intersections of Lochmeath Way with those two roads, and one on the west side of Route 13 between Lochmeath Way and Tidbury Creek. The first area is largely developed. The second is still in agriculture. DelDOT would urge the Town to reconsider these designations. If the Town finds in annexing land that it must

address areas of auto-oriented, mixed-use development, we recommend that it establish a new zoning district for that purpose. The Downtown Residential/Commercial Mix designation should be reserved for actual downtown areas.

**The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-3091**

**Soils**

According to the soil survey update, the following soils were found in the immediate vicinity of the proposed construction and grouped on the basis of drainage class:

Excessively well drained - Evesboro  
Well Drained – Sassafras & Rumford  
Moderately well drained – Woodstown  
Poorly drained (**hydric**) – Fallsington  
Very poorly drained (**hydric**) - Johnston (floodplain)

Evesboro is an excessively well-drained soil that has moderate limitations on account of rapid permeability. Sassafras and Rumford are well-drained upland soils that have few limitations for development. Woodstown is a moderately well-drained soil of low-lying upland that has moderate limitations for development. Fallsington is a poorly-drained wetland associated (hydric) soils that have severe limitations for development. Johnston is a very poorly-drained wetland associated (hydric) floodplain soil that has severe limitations for development.

**Wetlands and Riparian Forests**

Numerous properties within the proposed annexation areas contain riparian forests and wetlands, particularly those parcels bordering Tidbury Creek and Red House Branch to the south of the current Town boundary. Tidbury Creek flows into the extensive marshes of the St. Jones River and Delaware Bay. These ecologically important areas provide both valuable wildlife habitat and recreational opportunities for residents. In addition, portions of the St. Jones River and associated resources have been designated as a National Estuarine Research Reserve, highlighting its importance both regionally and nationally.

In light of this, the Town is strongly encouraged to proactively work with developers to conserve and protect existing riparian forests and wetlands and where possible, enhance and expand these areas. Wetlands and riparian forests provide numerous benefits including: flood mitigation, wildlife habitat, air and water quality improvements and recreational opportunities. Please keep in mind that DNREC recommends a minimum

buffer width of 100 feet from wetlands and waterbodies, and that lot lines should not contain any wetlands or buffer zones in order to protect those sensitive areas against encroachment.

## **TMDLs**

Although Total Maximum Daily Loads (TMDLs) as a “pollution runoff mitigation strategy” to reduce nutrient loading have not yet been developed for most of the tributaries or watersheds of the Delaware Bay basin to date, work is continuing on their development. TMDLs for the St. Jones watershed, of which this parcel is part, are scheduled for completion in December 2006.

Therefore, until the specified TMDL reductions and pollution control strategies are adopted, it shall be incumbent upon the developer to employ best available technologies (BATs) and/or best management practices (BMPs) as “methodological mitigate strategies” to reduce degradative impacts associated with development.

## **Source Water Protection Areas**

Water Resource Protection Areas (WRPAs) are defined as (1) surface water areas such as floodplains, limestone aquifers, and reservoir watersheds, (2) wellhead areas, or (3) excellent recharge areas. The purpose of an impervious cover threshold is to minimize loss of recharge and protect the quality and quantity of ground and surface water supplies in WRPAs.

New development in WRPAs may exceed the 20 % impervious cover threshold, but be no more than 50 % impervious, provided the applicant submits an environmental assessment report recommending a climatic water budget and facilities to augment recharge. The environmental assessment must document that post-development recharge will be no less than predevelopment recharge when computed on an annual basis.

Commonly, the applicant offsets the loss of recharge due to impervious cover by constructing recharge basins that convey relatively pure rooftop runoff for infiltration to ground water.

The Department recommends the following (ranked in order of preference):

- 1) Preserve WRPAs as open space and parks by acquisition or conservation easement.
- 2) Limit impervious cover of new development to 20 % by right within WRPAs.
- 3) Allow impervious cover of new development to exceed 20% within WRPAs (but no more than 50% impervious) provided the applicant develops recharge facilities that directly infiltrate rooftop runoff.

- 4) Allow impervious cover of new development to exceed 20% within WRPA's (but no more than 50% impervious) provided the applicant develops recharge facilities that infiltrate stormwater runoff from forested and/or grassed surfaces with pretreatment.

The DNREC Water Supply Section has delineated the wellhead protection areas for the two public supply wells for the Town of Camden. These areas can be included in the comprehensive planning process as required by 7 Del. C. Chapter 6082. The excellent recharge areas have been delineated for all of Delaware and are also classified as critical areas; there are excellent recharge areas located in your area. The excellent recharge areas are located within the anticipated annexations - 2004.

### Habitat

There is a rare mussel species found in the Derby Pond system, bordered by an area designated as '2005-2007' on map #20. *Anodonta implicata* (alewife floater) is a freshwater mussel that is a species of conservation concern in Delaware. Impacts to this population of freshwater mussels can be minimized by taking measures to decrease sedimentary and other source material inputs into the watershed during any project activities.

The following species are located within town limits at Brecknock Park:

Scientific Name	Common Name	Taxon	State Rank	State Status	Global Rank	Federal Status
<i>Coragyps atratus</i>	Black Vulture	Bird	S2B		G5	
<i>Melanerpes erthrocephalus</i>	Red-Headed Woodpecker	Bird	S1		G5	

**State Rank:** S1- extremely rare within the state (typically 5 or fewer occurrences); S2- very rare within the state (6 to 20 occurrences); B - Breeding; N - Nonbreeding; **State Status:** E – endangered, i.e. designated by the Delaware Division of Fish and

Wildlife as seriously threatened with extinction in the state; **Global Rank:** G1 - imperiled globally because of extreme rarity (5 or fewer occurrences worldwide); G2 - imperiled globally because of great rarity (6 to 20 occurrences); G3 - either very rare and local throughout its range (21 to 100 occurrences) or found only locally in a restricted range; G4 - apparently secure globally but uncommon in parts of its range; G5 - secure on a global basis but may be uncommon locally; T\_ - variety or subspecies rank; Q – questionable taxonomy; **Federal Status:** LE – endangered, i.e. designated by the U.S. Fish and Wildlife Service as being in danger of extinction throughout its range; LT – threatened, i.e. designated by USFWS as being likely to become endangered in the foreseeable future throughout all or a significant portion of its range; PS – proposed status.

Maintaining forested resources within the park and adjacent properties will decrease impacts to these two species.

There are records of additional rare species within the St. Jones River watershed and several tributaries of the St. Jones River are found within the project area. If development of the land bordering these tributaries is planned, efforts to decrease sedimentary and other source material inputs should be implemented. Maintaining or creating a vegetative

(preferably forested) buffer of at least 100' will also protect the ecological integrity of these tributaries.

## **Recreation**

It is recommended that sidewalks be built fronting every residence and stub streets. A complete system of sidewalks will: 1) fulfill the recreation need for walking and biking facilities 2) provide opportunities for neighbors to interact in the community and 3) facilitate safe, convenient off-road access to neighboring communities, public mass transit stops, schools, stores, work etc.

The Division of Parks and Recreation conducted a telephone survey of Delaware residents to gather information on outdoor recreation patterns and preferences as well as other information on their landscape perception. These findings are the foundation of the 2003-2008 Statewide Comprehensive Outdoor Recreation Plan (SCORP) providing guidance for investments in needed outdoor recreation facilities. The high and moderate facility needs in Kent County are listed below. Consideration should be given to incorporate some of these recreation opportunities into future park land. For more information, contact Bob Ehemann at (302) 739-5285.

### High Priorities

Walking or Jogging Paths

Bike Paths

Swimming Pools

Picnic Areas

Playgrounds

Fishing Areas

### Moderate Priorities

Skate Facilities

Hiking Trails

Baseball/Softball Fields

Campgrounds

Soccer Fields

Volleyball Courts

Basketball Courts

Canoe/Kayak Access

## **State Fire Marshal's Office – Contact: Kevin McSweeney 739-3696**

These comments are intended for informational use only and do not constitute any type of approval from the Delaware State Fire Marshal's Office. Water main extension shall require a plan review by this Agency. At the time of formal submittal, the applicant shall provide; completed application, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements:**

- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Mercantile)
- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly and Townhouses)
- Where a water distribution system is proposed for single family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Gas Piping and System Information:**

- Provide type of fuel proposed, and show locations of bulk containers on plan.

c. **Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: [www.delawarestatefiremarshal.com](http://www.delawarestatefiremarshal.com), technical services link, plan review, applications or brochures.

**Department of Agriculture - Contact: Mark Davis 739-4811**

DDA supports the Town of Camden’s desire to revitalize its downtown area and to re-designate downtown parcels in order to reach that goal.

However, the Town’s certified annexation plan is less than a year old. DDA objects to the implemented process. Annexation plans should be developed using public input and technical planning knowledge to forward and implement a plan with at least five year validity. This plan is less than a year old. This local trend of knee-jerk, short-term land use planning decision-making renders long-term policy setting useless.

We object to the proposed annexations because 1.) There is more than ample area within the undeveloped boundaries of Camden to support long-term (not just short-term) growth



and 2.) Approval of this amendment would set a bad precedence, which would hamstring effective state planning in Delaware. There is more at stake than localized issues.

**Public Service Commission - Contact: Andrea Maucher 739-4247**

The PSC must be notified of any annexation by a municipality. If a municipality wishes to serve an area it has not annexed, it will need to apply to the Commission for a CPCN.

The Camden-Wyoming Sewer and Water Authority must provide written explanation as to why it would fit within the exemption for municipal annexations under 26 Del.C. §203C(a). The Commission will review the submission. Should the Commission conclude that the Authority is independent of the town and therefore not exempt, then the Authority will need to apply to the Commission for a CPCN to service the annexed area.

Additionally, for Comprehensive Plan review issues for annexations by Camden or Wyoming, the state agency should review the water service plan regardless of whether the Authority is or is not exempt from the PSC certification regime.

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Please contact Malak Michael in this regard.

Recent legislation (Senate Bill 99) placed non-governmental companies providing wastewater services to 50 or more customers (in the aggregate) under the regulatory control of the PSC. While rules are not yet in place, governmental agencies offering wastewater services must file data with the Commission regarding its service areas. Contact: Kevin Neilson at (302) 739-4247.

**Delaware State Housing Authority – Contact Karen Horton 739-4263**

When this plan was originally certified, DSHA raised serious concerns about whether the Town of Camden adequately addressed affordable housing in its Comprehensive Plan. After reviewing the current plan and plan amendments, they are still not satisfied. DSHA noted that, according to the 2000 Census, less than 3% of the Town's housing units are rental located in structures containing five or more units (an apartment). In addition, the Town is the *only municipality in the State* that has a population greater than 2,000 persons that does not contain any income-restricted or subsidized rental housing. It is strongly recommended that the Town encourage additional affordable housing opportunities that include rental multi-family housing.

**Delaware Emergency Management Agency – Contact: Don Knox 659-3362**

Future annexations should take into account increased demands upon police, fire service, and emergency medical response organizations serving the Town of Camden.

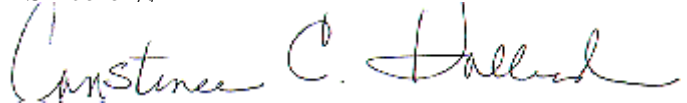
August 16, 2004

Page 10 of 10

**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script, reading "Constance C. Holland". The signature is written in dark ink and is positioned above the printed name and title.

Constance C. Holland, AICP  
Director

CC: Kent County

## **ATTACHMENT 4 – Land Use and Annexation**



# Town of Camden 2004 Comprehensive Plan Amendment

**Table 1. Changes to the Land Use Plan**

<b>Requested Change</b>	<b>Property</b>	<b>Area (acres)</b>	<b>Land Use per 2003 Plan</b>	<b>Proposed Change</b>
Refine Land Use Description	NM- 02- 94.00 -01- 11.00	1.193	Farm	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.00 -01- 12.00	3.332	Farm	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.00 -01- 12.00	5.592	Farm	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.00 -01- 10.00	5.517	Farm	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 26.00	0.276	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 25.00	0.295	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 24.00	0.223	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 23.00	0.281	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 22.00	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 20.00	0.271	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 19.00	0.291	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 18.00	0.269	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 17.00	0.244	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 16.00	0.262	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 15.00	0.218	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 15.01	0.235	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 14.00	0.356	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 03 7.00	1.493	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 2.00	0.452	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 9.00	2.170	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 38.00	0.853	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 5.00	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 39.00	0.390	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 6.00	0.229	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 6.00	1.103	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 7.00	0.226	Residential	Downtown Residential/Commercial Mix

**Town of Camden**  
**2004 Comprehensive Plan Amendment**

<b>Requested Change</b>	<b>Property</b>	<b>Area (acres)</b>	<b>Land Use per 2003 Plan</b>	<b>Proposed Change</b>
Refine Land Use Description	NM- 02- 94.08 02- 8.00	0.944	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 8.00	0.176	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 9.00	0.272	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 30.00	1.912	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 10.00	0.300	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 11.00	0.273	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 39.01	0.263	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 13.00	0.442	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 41.00	0.333	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 14.00	0.260	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 15.00	0.260	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 42.00	0.221	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 43.00	0.199	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 16.00	0.249	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 9.00	0.691	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 44.00	0.162	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 20.00	0.700	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 17.00	0.240	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 45.00	0.155	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 45.01	0.248	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 18.00	0.508	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 46.00	0.183	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 47.00	0.175	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 19.00	0.481	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 10.00	0.624	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 9.00	0.324	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 48.00	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 49.00	0.245	Residential	Downtown Residential/Commercial Mix



**Town of Camden**  
**2004 Comprehensive Plan Amendment**

<b>Requested Change</b>	<b>Property</b>	<b>Area (acres)</b>	<b>Land Use per 2003 Plan</b>	<b>Proposed Change</b>
Refine Land Use Description	NM- 02- 94.07 02- 41.00	0.359	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 1.00	0.285	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 42.00	0.308	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 26.00	0.741	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 2.00	0.498	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 1.00	0.735	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 40.00	0.266	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 43.00	0.276	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 3.00	0.502	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 44.00	0.284	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 13.01	0.424	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 2.00	0.480	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 17.00	0.210	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 7.00	1.044	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 16.00	0.325	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 27.00	0.244	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 18.00	0.145	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 3.00	0.561	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 5.00	0.853	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 4.00	0.545	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 15.00	0.176	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 14.00	0.195	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 27.01	0.390	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 9.00	0.568	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 13.00	0.199	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 12.00	0.122	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 11.00	0.116	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 10.00	0.077	Residential	Downtown Residential/Commercial Mix

**Town of Camden**  
**2004 Comprehensive Plan Amendment**

<b>Requested Change</b>	<b>Property</b>	<b>Area (acres)</b>	<b>Land Use per 2003 Plan</b>	<b>Proposed Change</b>
Refine Land Use Description	NM- 02- 94.11 02- 3.01	0.183	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 5.00	0.184	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 8.00	0.159	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 13.00	0.333	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 27.02	0.203	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 23.01	0.102	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 23.00	0.147	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 24.00	0.203	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 26.00	0.334	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 14.00	0.268	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 27.03	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 27.00	0.171	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 28.00	0.769	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 29.00	0.757	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 12.00	0.196	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 27.04	0.179	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 30.00	0.372	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 16.00	0.122	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 31.00	0.200	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 32.00	0.228	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 1.00	0.212	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 33.00	0.063	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 36.00	0.540	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 25.00	0.167	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 35.00	0.258	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 19.00	0.100	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 18.00	0.219	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 20.01	0.352	Residential	Downtown Residential/Commercial Mix



**Town of Camden**  
**2004 Comprehensive Plan Amendment**

<b>Requested Change</b>	<b>Property</b>	<b>Area (acres)</b>	<b>Land Use per 2003 Plan</b>	<b>Proposed Change</b>
Refine Land Use Description	NM- 02- 94.11 02- 37.00	0.430	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 20.00	0.222	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 45.00	0.399	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 44.00	0.257	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 38.00	0.260	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 46.00	0.298	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 40.00	0.626	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 41.00	0.493	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 39.00	0.280	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 42.00	1.420	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 47.00	0.202	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 71.00	0.255	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 71.01	0.079	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 72.00	0.492	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 47.00	0.250	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 46.00	0.103	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 72.01	0.701	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 48.00	0.170	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 73.00	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 49.00	0.170	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 45.00	0.195	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 58.00	0.287	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 74.00	0.126	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 79.00	0.158	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 23.00	0.332	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 59.00	0.141	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 22.00	0.339	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 24.00	0.095	Residential	Downtown Residential/Commercial Mix

**Town of Camden**  
**2004 Comprehensive Plan Amendment**

<b>Requested Change</b>	<b>Property</b>	<b>Area (acres)</b>	<b>Land Use per 2003 Plan</b>	<b>Proposed Change</b>
Refine Land Use Description	NM- 02- 94.11 03 80.00	0.135	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 21.00	0.166	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 20.00	0.163	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 82.00	0.915	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 19.00	0.172	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 29.00	0.506	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 18.00	0.166	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 81.00	0.129	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 17.00	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 16.00	0.168	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 28.00	0.172	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 15.00	0.168	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 14.00	0.171	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 13.00	0.191	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 30.00	1.054	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 83.00	0.148	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 84.00	0.198	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 59.00	0.384	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 60.00	0.192	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 61.00	0.190	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 62.00	0.195	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 85.00	0.709	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 65.01	0.338	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 65.00	0.238	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 67.00	0.384	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 46.00	0.247	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 68.00	0.192	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 69.00	0.192	Residential	Downtown Residential/Commercial Mix

**Town of Camden  
2004 Comprehensive Plan Amendment**

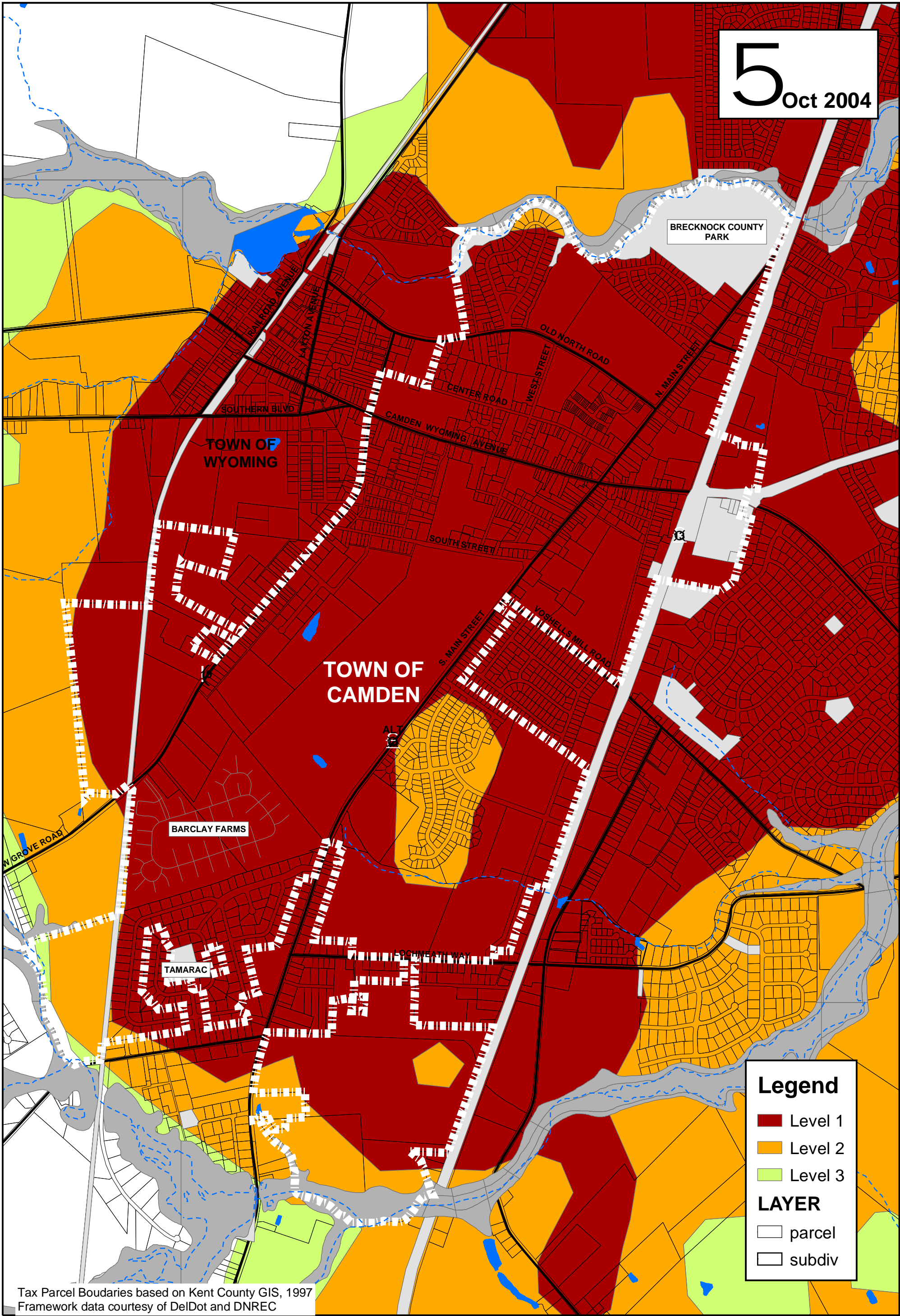
<b>Requested Change</b>	<b>Property</b>	<b>Area (acres)</b>	<b>Land Use per 2003 Plan</b>	<b>Proposed Change</b>
Refine Land Use Description	NM- 02- 94.10 02- 70.00	0.247	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 43.00	0.165	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 44.00	0.205	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 47.00	0.163	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 48.00	0.251	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 49.00	0.155	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 50.00	0.202	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 52.00	0.222	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 53.01	0.142	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 54.00	0.301	Residential	Downtown Residential/Commercial Mix
<b>Proposed Amendment Total</b>		<b>+/- 74.31</b>		

**Town of Camden  
2004 Comprehensive Plan Amendment**

**Table 2. Changes to the Annexation and Land Use Plan**

<b>Requested Change</b>	<b>Property</b>	<b>Area (acre)</b>	<b>Current Land Use</b>	<b>Proposed Land Use</b>
Add to Plan	NM-00-094.00-02-36.01	1.51	Residential	As Is
Add to Plan	NM-00-094.00-02-36.02	13.58	Ag/Vacant	Residential
Add to Plan	NM-00-094.00-02-36.03	1.21	Residential	As Is
Add to Plan	NM-00-094.00-02-43.00	2.32	Commercial	As Is
Add to Plan	NM-00-094.00-02-43.01	1.11	Commercial	As Is
Add to Plan	NM-00-094.08-03-47.01	21.44	Ag/Vacant	Residential
Add to Plan	NM-00-094.12-02-16.00	5.72	Ag/Vacant	Highway Commercial
Add to Plan	NM-00-103.00-02-01.00	2.37	Commercial	As Is
Add to Plan	NM-00-103.00-02-02.00	1.02	Commercial	As Is
Add to Plan	NM-00-103.00-02-03.00	16.36	Ag/Vacant	Highway Commercial
Add to Plan	NM-00-103.00-02-03.01	1.34	Commercial	As Is
Add to Plan	NM-00-103.00-02-03.02	0.81	Commercial	As Is
Add to Plan	NM-00-103.00-02-03.03	1.04	Ag/Vacant	Highway Commercial
Add to Plan	NM-00-103.00-02-04.00	2.45	Residential	As Is
Add to Plan	NM-00-103.00-02-05.00	53.75	Ag/Vacant	Residential
<b>Proposed Amendment Total</b>		<b>+/- 126.03</b>		

5 Oct 2004



# Town of Camden

Kent County, Delaware

Fig. No.10 - 2004 State Strategies



1,200 0 1,200 2,400 Feet



## **ATTACHMENT 5 – Public Meetings**

**TOWN OF CAMDEN**  
**PLANNING COMMISSION MEETING**  
**Thursday, August 26, 2004 at 7:30 p.m.**  
**LOCATION : CAMDEN FIRE HALL**

**A G E N D A**

**CALL TO ORDER :**

**MINUTES :** July 2004

**NEW BUSINESS :**

**CONDITIONAL USE RECOMMENDATION – SUNSET VILLAGE (Tallman Property)** – The applicant is seeking approval to permit the construction of 20 apartment buildings totaling 240 units on the Tallman Property. The Tax Map Number is NM-00-10300-01-31.00-000. The subject property is zoned R (Residential District) and the proposed use is a permitted use in this district with a Conditional Use Approval. The owner is Schiff Farms, Inc.

**VARIANCE REQUEST – Mr. Dallas Glass** – The Applicant is seeking a variance from the Side Yard setback restrictions for a corner lot and minimum lot size for a lot facing on Apple Street. The Tax Map Number is: NM 7-02-094.10-02-44.00000. The subject property is zoned R (Residential District) and the proposed use is a permitted use in this district. The owner is Mr. Dallas Glass.

**CONDITIONAL USE RECOMMENDATION – 39 PRATTIS STREET – WANDA PARKER** – Applicant is seeking a Conditional Use Approval for 39 Prattis Street in order to operate a home day care center. The Tax Map Number is: NM 02.094.10.01.30.00000. The subject property is zoned R (Residential District) and the proposed use requires a Conditional Use Approval. The Owner of the property is Robert Bethard.

**SITE PLAN APPLICATION – SOUTHSIDE BAPTIST CHURCH** – The Applicant is seeking approval to permit the construction of a 17,476 sf multi purpose building on site. The Tax Map Number is NM 00-103.00-01-27.01-000.

The subject property is zoned C (Commercial District) and the proposed use is permitted in this district. The Owner of the property is Dover Baptist Temple, Inc.

**RECOMMENDATION FOR REZONING REQUEST – MR. BRUCE KING – VOSHELL MILL ROAD** – Applicant is seeking a recommendation from Planning Commission in order to rezone property to Downtown Commercial. The Tax Map Number is” NM 02.094.00-01.12.00000. The owner of the property is Mr. Bruce King.

**PUBLIC HEARINGS:**

**ANNUAL COMPREHENSIVE PLAN REPORT**

**COMPREHENSIVE PLAN AMENDMENT**

**OLD BUSINESS :**

**DOWNTOWN COMMERCIAL DISTRICT ORDINANCE REVIEW**

**TRADITIONAL NEIGHBORHOOD DESIGN ORDINANCE REVIEW**

The agenda shall be subject to change to include additional items including executive sessions or the deletion of items including executive sessions, which arise at the time of the meeting/hearing. The Commission may vote on issues before them.

If special accommodations are needed, please contact the Town Office at 697-2299, 72 hours in advance.

POSTED: August 17, 2004



August 26, 2004 Planning Commission meeting called to order by Chairman Padilla at 7:35 p.m. Chairman Padilla, Commissioner Hart, Commissioner Bethard and Commissioner Malloy were present. Commissioner Bauer was absent. Please refer to the attached attendee listing for residents present.

**AMENDMENTS TO THE AGENDA:**

Site Plan Application and Variance Request for the Town of Camden in order to build a storage facility on West Street.

**MINUTES:**

Minutes from July meeting are in progress.

**NEW BUSINESS:**

**1. CONDITIONAL USE RECOMMENDATION – SUNSET VILLAGE (Tallman Property)** – The applicant is seeking approval to permit the construction of 20 apartment buildings totaling 240 units on the Tallman Property. The Tax Map Number is NM-00-10300-01-31.00-000. The subject property is zoned R (Residential District) and the proposed use is a permitted use in this district with a Conditional Use Approval. The owner is Schiff Farms, Inc.

Phil Tolliver stated that there were variances that he would have to apply for on the Tallman property and he would follow the process for variances. The proposed building height is approximately 50 ft and the height restriction for the Town is 35 ft. Chairman Padilla stated that he was against the project due to the fact that it would require so many variances.

Motion made by Commissioner Hart to recommend approval of the Conditional Use Application. All in favor. Motion carried.

**2. Variance Request – Mr. Dallas Glass** – The Applicant is seeking a variance from the Side Yard setback restrictions for a corner lot and minimum lot size for a lot facing on Apple Street. The Tax Map Number is: NM 7-02-094.10-02-44.00000. The subject property is zoned R (Residential District) and the proposed use is a permitted use in this district. The owner is Mr. Dallas Glass.

Mr. Glass presented the fact that he wishes to construct a single family home on a non-conforming lot. He requested a 7 foot variance to the rear yard setback and a 3,670 square foot variance to the 7,500 square foot minimum lot requirement for the residential zone. Discussion followed.

Motion made by Commissioner Bethard to recommend approval of variance requests to the Board of Adjustment. All in favor. Motion carried.

**3. CONDITIONAL USE RECOMMENDATION – 39 PRATTIS STREET – WANDA PARKER** – Applicant is seeking a Conditional Use Approval for 39 Prattis Street in order to

operate a home day care center. The Tax Map Number is: NM 02.094.10.01.30.00000. The subject property is zoned R (Residential District) and the proposed use requires a Conditional Use Approval. The Owner of the property is Robert Bethard.

Ms. Parker's application had a signature on the owner's signature line, but when Commissioner Bethard contacted the owner of the property to see if he had granted his permission, the owner adamantly denied ever issuing permission. Ms. Parker stated that she had signed his name to the application because she was unable to reach the owner. Commissioner Bethard read a letter submitted by the owner of the property stating that he was not in favor of having his property used as a day care facility.

Motion made by Commissioner Bethard to recommend denial of the Conditional Use Application. All in favor. Motion carried.

**4. SITE PLAN APPLICATION – Southside Baptist Church** – The applicant is seeking approval to permit the construction of a 17476 sq. ft. building on site. The Tax Map Number is NM – 02-103.00-01-27.01-000. The subject property is zoned C (Commercial District) and the proposed use is a permitted use in this district. The owner is Dover Baptist Temple, Inc..

Presentation by Kevin Minnich of Minnich Engineering. Discussion followed.

Motion made by Commissioner Hart to approve the Final Plat - Site Plan Application for Southside Baptist Church with the stipulation that all pertinent approvals are acquired and that all conditions stated by the Camden Planning Commission, Camden's Engineer's Report and all conditions found within the Town of Camden Ordinances, are met. All in favor. Motion carried.

**5. Recommendation for Rezoning Request– Mr. Bruce King- Voshell Mill Road-** Applicant is seeking a recommendation from the Planning Commission to rezone property to Downtown Commercial. Tax Map Number NM 02.094.00-01.12.00000. Presentation was made by Lynnette Propst.

Motion made by Chairman Padilla to recommend approval of the re-zoning of Mr. King's property to Community Commercial. All in favor. Motion carried.

Motion made by Commissioner Padilla to recess the regular meeting and open the Public Hearing for the Downtown Commercial District. All in favor. Motion carried.

**6. PUBLIC HEARING – Downtown Commercial District – Presentation was made by Lynnette Propst**

Ms. Propst discussed the workshops that were held over the course of the past year to develop this ordinance with input from the public. She noted that it was an objective that was listed in the Comprehensive Plan that was certified in May of 2003.

Motion made by Commissioner Padilla to adjourn the public hearing and re-open the regular meeting. All in favor. Motion carried.

Motion made by Chairman Padilla to recommend the amendment to the zoning map and the Zoning Ordinance to include Community Commercial District. All in favor. Motion carried.

Motion made by Commissioner Padilla to recess the regular meeting and open the Public Hearing for the Annual Comprehensive Plan Report and Plan Amendment recommendations. All in favor. Motion carried.

**7. Public Hearing- Annual Comprehensive plan report and plan amendment recommendations – Presentation by Ms. Lynnette Propst.**

Lynnette Propst stated the Town has accomplished many important things this year. The addition of Mr. George Dickerson was the best accomplishment. In turn, Mr. Dickerson hired a Code Enforcement Officer and several other staff members. The Town has had several demolitions and is continuing to clean up the Camden, in addition to working toward other goals.

Discussion followed.

Motion made by Commissioner Padilla to adjourn the public hearing and re-open the regular meeting. All in favor. Motion carried.

Motion made by Commissioner Hart to recommend approval of the amendments to the Comprehensive Plan. All in favor. Motion carried.

**8. Site Plan Application and Recommendation for Variance Request for the Town's Maintenance Building on West Street – Presentation by Ms. Propst.**

Ms. Propst stated that the Town is proposing to build a maintenance building on West Street. The building is proposed to be 3,840 sf. A variance for setbacks is requested. Discussion followed.

Motion made by Commissioner Hart to approve the site plan for Camden's Maintenance building with the stipulation that all pertinent approvals are acquired and that all conditions stated by the Camden Planning Commission, Camden's Engineer's Report and all conditions found within the Town of Camden Ordinances, are met.

Motion made by Commissioner Hart to adjourn regular meeting at 9:17 p.m. All in favor. Motion carried.

Lynn Wallace  
Town Clerk



# **CAMDEN TOWN COUNCIL MEETING**

## **PLACE: Camden Wyoming Fire Hall**

**MONDAY, September 13, 2004**  
**7:00 P.M.**

### **A G E N D A**

- CALL TO ORDER** :
- MINUTES** : Council Meeting – August 2004
- TREASURER’S REPORT** : **August 2004**
- COMMISSION REPORTS** : Police Department Report  
: Sewer / Water Committee  
: Town Manager Report  
: Planning Report
- COMMITTEE REPORTS** : Election Committee  
: Brinkle Hill Cemetery Restoration Committee Update
- PUBLIC HEARINGS** : 1. Conditional Use Application – Tallman Property  
: 2. Amendment to Zoning Map – Community Commercial  
: 3. Amendment to Comprehensive Plan and Yearly Update  
: 4. Rezoning Request for King Property to Community Commercial
- NEW BUSINESS** : 4. Annexation Committee Appointment for 4598 S. DuPont Hwy. – Allen’s Liquor Store  
: 5. Request Staff to review and recommend amendments to the Zoning Ordinance
- OLD BUSINESS** : 6. Camden Station – Variance Request from Land Subdivision Regulations
- EXECUTIVE SESSION** : **Legal Advice**

The agenda shall be subject to change to include additional items including executive sessions or the deletion of items including executive sessions which arise at the time of the meeting / hearing. Executive Sessions may be called at any time. Council may vote on issues before them. Any person needing special accommodations please contact the Town Hall at 697-2299, 72 hours in advance of scheduled meeting. In order to be on the Agenda for the next meeting please submit your request in writing ten (10) days prior to the next meeting. All Town Council meetings are held the first Monday of each month unless a holiday.

POSTED: September 2, 2004

Mayor Mooney called the September 13, 2004 Camden Town Council Meeting to order at 7:00 p.m. Present are Mayor Mooney, Councilman Hawkins, and Councilman Snyder.

**Amendments to the Agenda – None**

**Pledge of Allegiance**

**Announcement – None**

**Minutes –**

Motion made by Councilman Hawkins to approve the minutes as submitted from the August, 2004 meeting. All in favor. Motion carried.

**Treasurer's Report –**

Motion made by Councilman Snyder approve the August, 2004 Treasurer's Report subject to audit. All in favor. Motion carried.

**Police Department Report** – Chief Bryson reported that there was a personnel change for the month. Keith Shires resigned and three more officers were hired. Brain Darling, Justin King, Shawn Rau and Matthew Porter are the new officers. The Town has also purchased two new patrol cars. Activity for the month was down. Traffic arrests are up for the month. Discussion followed.

**Town Manager's Report:**

Mr. Dickerson reported current information in regard to the Town. The presentation included but was not limited to: George would like to thank the staff and Council for the help with the Special Election for new Municipal Building. There were some properties on Center Street and on Camden Wyoming Ave. that the Town has cleaned up. Also, the Town has recovered some of the monies for clean up from the property owners. The revenue for the budget is at 24%. The Town has presented a check to the Camden Wyoming Fire department in the amount of \$5,964.80. Council was presented with a petition to raise the speed limit to 35 MPH on South Street and 107 people signed the petition. Discussion followed.

**Planning Report:**

Ms. Lynnette Propst presented information in regard to planning in the Town of Camden. Presentation included but was not limited to: Planning Commission recommended approval of the Conditional Use Application for the Tallman Property. They also recommended approval of variance request for Mr. Dallas Glass. The Conditional Use Application for a daycare on Prattis Street was denied due to the home work of Planning Commissioner Mr. Bethard. Site plan for South side Baptist Church was approved. Rezoning request for the King property was heard, a motion was carried for a recommendation to Council for approval upon the adoption of the Community Commercial District. Discussion followed.

**Sewer and Water Authority Report - None.**

**Committee Report:**

Election Report from Councilman Hawkins: Saturday August 28, 2004 there was a special election for a new municipal building and there was 389 votes total and 256 was for and 133 against and 80 proxy votes.

**PUBLIC HEARINGS:**

Mayor announced that he was going to open a public hearing to hear all three presentations. After each presentation he would ask for public comment and actions on each presentation would be taken when the regular meeting was re-opened.

Motion made by Councilman Hawkins to recess the regular meeting and open the Public Hearings. All in favor. Motion carried.

**1. CONDITIONAL USE APPLICATION – SUNSET VILLAGE (Tallman Property)** – The applicant is seeking Conditional Use Approval to permit the construction of 20 apartment buildings totaling 240 units on the Tallman Property. The Tax Map Number is NM-00-10300-01-31.00-000. The subject property is zoned R (Residential District) and the proposed use is a permitted use in this district with a Conditional Use Approval. The owner is Schiff Farms, Inc.

Presentation by Mr. Phil Tolliver of Morris, Ritchie & Associates included, but was not limited to: Multi-family dwellings consisting of 240 units in 20 buildings. This will be an age restricted community. Borders on Tidbury Creek and wetlands. Site is the only wooded developable area in Camden. At this time, variances are necessary and will be applied for in order for the project to be built.

**2. AMENDMENT TO ZONING ORDINANCES – RECOMMENDATION FOR ADOPTION OF COMMUNITY COMMERCIAL DISTRICT**

Presentation by Ms. Lynnette Propst included but was not limited to: Discussion of workshops that had taken place. Recommendations from State Planning with regard to diversifying our Commercial Zoning districts. Location of the proposed Community Commercial District. (Map Attached) [Community Commercial Land Use Map](#)

**3. RECOMMENDATION FOR COMPREHENSIVE PLAN AMENDMENT AND YEARLY REPORT –**

Presentation by Ms. Lynnette Propst in regard to the recommendation from Planning Commission to amend the comprehensive plan in order to include further annexation areas on the maps. Requests have been made for annexation that we cannot honor because they are not within our annexation area. It was anticipated that these areas would be added during our update of the Comprehensive Plan, so it is recommended that we ask for an amendment now. The yearly report to Office of State Planning was discussed. Ms. Propst was pleased to announce the fact that the Office of State Planning was happy with the submission and all that had been accomplished in Camden during the past year. Questions from the public and discussion followed.

**4. REZONING OF THE KING PROPERTY TO COMMUNITY COMMERCIAL –**

Presentation by Mr. Bruce King in regard to his desire to rezone his requested property. Discussion followed but was not limited to: location of property and acreage to be rezoned.

Motion made by Councilman Hawkins to close the public hearings and re-open the regular Council meeting. All in favor. Motion carried.

Motion made by Councilman Snyder to approve the Conditional Use Application for the Tallman Property. All in favor. Motion carried.

Motion made by Councilman Hawkins to approve the amendment to the zoning ordinances to add Community Commercial District. All in favor. Motion carried.

Motion made by Councilman Snyder to approve the recommendation for amendment to the Comprehensive Plan. All in favor. Motion carried.

Motion made by Councilman Hawkins to approve the rezoning of the King property to Community Commercial. All in favor. Motion carried.

#### **4. Appointment of Annexation Committee for 4598 S. DuPont Hwy.**

Mayor Mooney appointed Vice Mayor Plumley, Councilman Babbitt and Councilman Hawkins to serve as the annexation committee for 4598 S. DuPont Hwy.

#### **5. Request to Town Staff to review and recommend amendments to the Zoning Ordinance**

Mayor Mooney requested staff members to review and make recommendations for amendment to the Zoning Ordinances.

**6. VARIANCE REQUEST TO LAND SUBDIVISION REGULATIONS - LANDS OF FRANK MOORE (Entrance to Camden Station)** – The applicant is seeking approval to permit the Subdivision of the Moore Property. The Tax Map Number is NM-00-103.00-01-21.00-000. The property address is 4580 South DuPont Hwy. The owner is Moore Realty Corp.

Mr. Dev Sitaram presented a request from the developers of Camden Station, to maintain a section of street at Camden Station as private instead of public. The Planning Commission recommended this and as it differs from the Land Subdivision Regulations, a variance to that document is necessary to grant the Planning Commission's request for the road to remain private. Discussion followed.

Motion made by Councilman Hawkins to recommend approval to permit the street to remain private. All in favor. Motion carried.

Motion made by Councilman Hawkins to approve the variance request for the road widths and setbacks for the private street. All in favor. Motion carried.

Motion made by Councilman Snyder to recess the regular Council meeting at 9:15 p.m. and move into executive session. All in favor. Motion carried.

Motion made by Councilman Hawkins to adjourn the executive session and re-open the regular Council meeting. All in favor. Motion carried.

Motion made by Councilman Snyder to adjourn the regular Council meeting at 9:45 p.m. All in favor. Motion carried.

Lynn Wallace

Town Clerk

M:\Council Meetings\2004\SEPTEMBER2004.doc